



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to you that the Planning Commission of the City of Carlsbad will hold a public hearing at the Council Chamber, 1200 Carlsbad Village Drive, Carlsbad, California, at 6:00 p.m. on Wednesday, **August 15, 2018**, to consider a request for the following:

CASE NAME: CT 2018-0001/PUD 2018-0001/CDP 2018-0003 (DEV2017-0221) – WALNUT BEACH HOMES

PUBLISH DATE: August 3, 2018

DESCRIPTION: Request for approval of a Tentative Tract Map, Planned Development Permit and Coastal Development Permit to allow the demolition of two existing residential units and the development of an 11-unit, residential air-space condominium project on a 0.57-acre site located at 362 Walnut Avenue, within the Mello II Segment of the Local Coastal Program and within Local Facilities Management Zone 1. The project site is not within the appealable area of the California Coastal Commission. The City Planner has determined that this project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 “In-Fill Development Projects” of the State CEQA Guidelines and will not have any adverse significant impact on the environment.

Those persons wishing to speak on this proposal are cordially invited to attend the public hearing and provide the decision makers with any oral or written comments they may have regarding the project. Copies of the staff report will be available online at <http://www.carlsbadca.gov/cityhall/clerk/meetings/boards/planning.asp> on or after the Friday prior to the hearing date.

VISUAL MATERIALS FOR PLANNING COMMISSION: Visual materials should be submitted to the Planning Division at 1635 Faraday Avenue no later than noon on the day of a Regular Planning Commission Meeting. Digital materials will be placed on a computer in Council Chambers for public presentations. Please label all materials with the agenda item number you are representing. Items submitted for viewing, including presentations/digital materials, will be included in the time limit maximum for speakers. All materials exhibited to the Planning Commission during the meeting (slides, maps, photos, etc.) are part of the public record and must be kept by the Planning Division for at least 60 days after final action on the matter. Your materials will be returned upon written request. **Video clips cannot be accommodated.**

If you have any questions, or would like to be notified of the decision, please contact Chris Garcia in the Planning Division at 760-602-4622 or Chris.Garcia@carlsbadca.gov, Monday through Thursday 7:30 a.m. to 5:30 p.m., Friday 8:00 a.m. to 5:00 p.m. at 1635 Faraday Avenue, Carlsbad, California 92008.

APPEALS

The time within which you may judicially challenge these projects, if approved, is established by State law and/or city ordinance, and is very short. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Carlsbad at or prior to the public hearing.

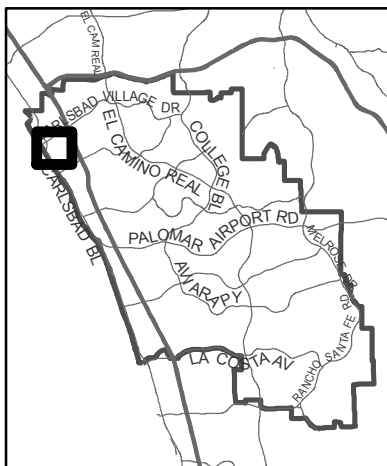
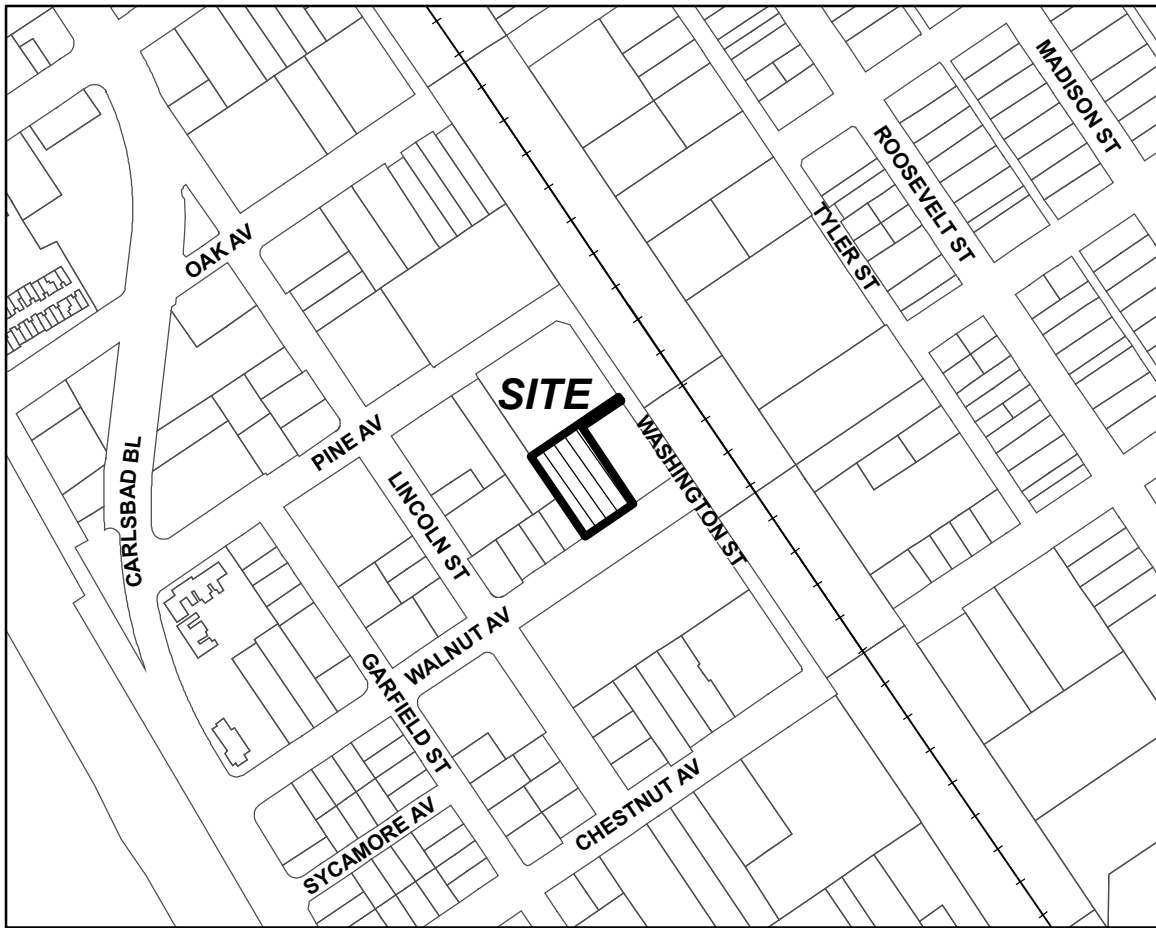
- ☐ **Appeals to the City Council:** Where the decision is appealable to the City Council, appeals must be filed in writing within ten (10) calendar days after a decision by the Planning Commission.
- ☐ **Coastal Commission Appealable Project:**
 - ☐ This project is appealable, per Section 30603 (a)(5), which constitutes a major public works project.
 - ☒ This site is not located within the Coastal Zone Appealable Area.
 - ☒ Application deemed complete: June 12, 2018

Where the decision is appealable to the Coastal Commission, appeals must be filed with the Coastal Commission within ten (10) working days after the Coastal Commission has received a Notice of Final Action from the City of Carlsbad. Applicants will be notified by the Coastal Commission of the date that their appeal period will conclude. The San Diego office of the Coastal Commission is located at 7575 Metropolitan Drive, Suite 103, San Diego, California 92108-4421.

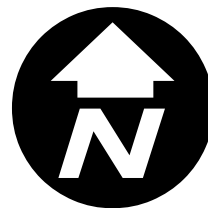
CITY OF CARLSBAD
PLANNING DIVISION

Community & Economic Development

Planning Division | 1635 Faraday Avenue | Carlsbad, CA 92008 | 760-602-4600 | 760-602-8560 fax



SITE MAP



NOT TO SCALE

Walnut Beach Homes
 CT 2018-0001 / PUD 2018-0001/
 CDP 2018-0003 (DEV2017-0221)